


# JANVIER SOUTH LAND USE PLAN

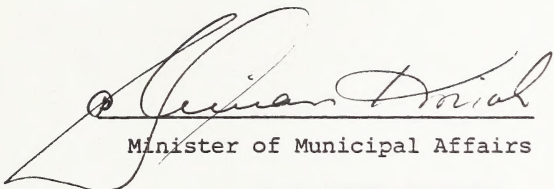


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This plan was adopted by the Minister of  
Municipal Affairs as Council for Improvement  
District #18 (N) on the recommendation of the  
Advisory Council meeting dated September 28,  
1982.

 Sept 15/83  
Minister of Municipal Affairs      Date

Prepared with the assistance of the residents  
of the community of Janvier (North and South)  
by the Municipal Planning Section, Planning  
Branch, Alberta Municipal Affairs



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## BACKGROUND STUDIES

Geoscience Consulting Ltd.  
Preliminary Investigation. June, 1982

Geoscience Consulting Ltd.  
Geotechnical Consideration, Proposed  
Subdivision, Janvier, Alberta  
August, 1982.





## INTRODUCTION

In 1981, the residents of the community of Janvier faced a problem concerning the location of good building sites. In an effort to make the best use of their land resources, the residents requested assistance from the Improvement Districts Operations Division of Alberta Municipal Affairs.

On March 12, 1982, the Assistant Deputy Minister of the I.D. Operations Division of Alberta Municipal Affairs requested his Department's Planning Services Branch to prepare a Community Plan for Janvier in I.D. 18 (north) for the Improvement Districts Regional Director and Manager. The services of the Municipal Planning Section of the Planning Branch were assigned to this project, and at the end of March 1982, the scope of the plan was established.

The plan was to be brief and practical, and identify approximately one hundred potential residential sites. It was to provide a pattern of existing land occupancy and indicate future development potential. The plan had to reflect the interests of the local residents and be able to be used as a tool capable of supporting the I.D. Manager in delivering various government programs - road construction, house improvements, etc.

This document called the Janvier South Land Use Plan is a result of community meetings held to discuss land use planning and subdivision design, contributions made by various government departments, and interpreted information from other agencies. Figure 1 of this document may be used as a guide to development by future residents, the Advisory Council and/or the Improvement District Administration.

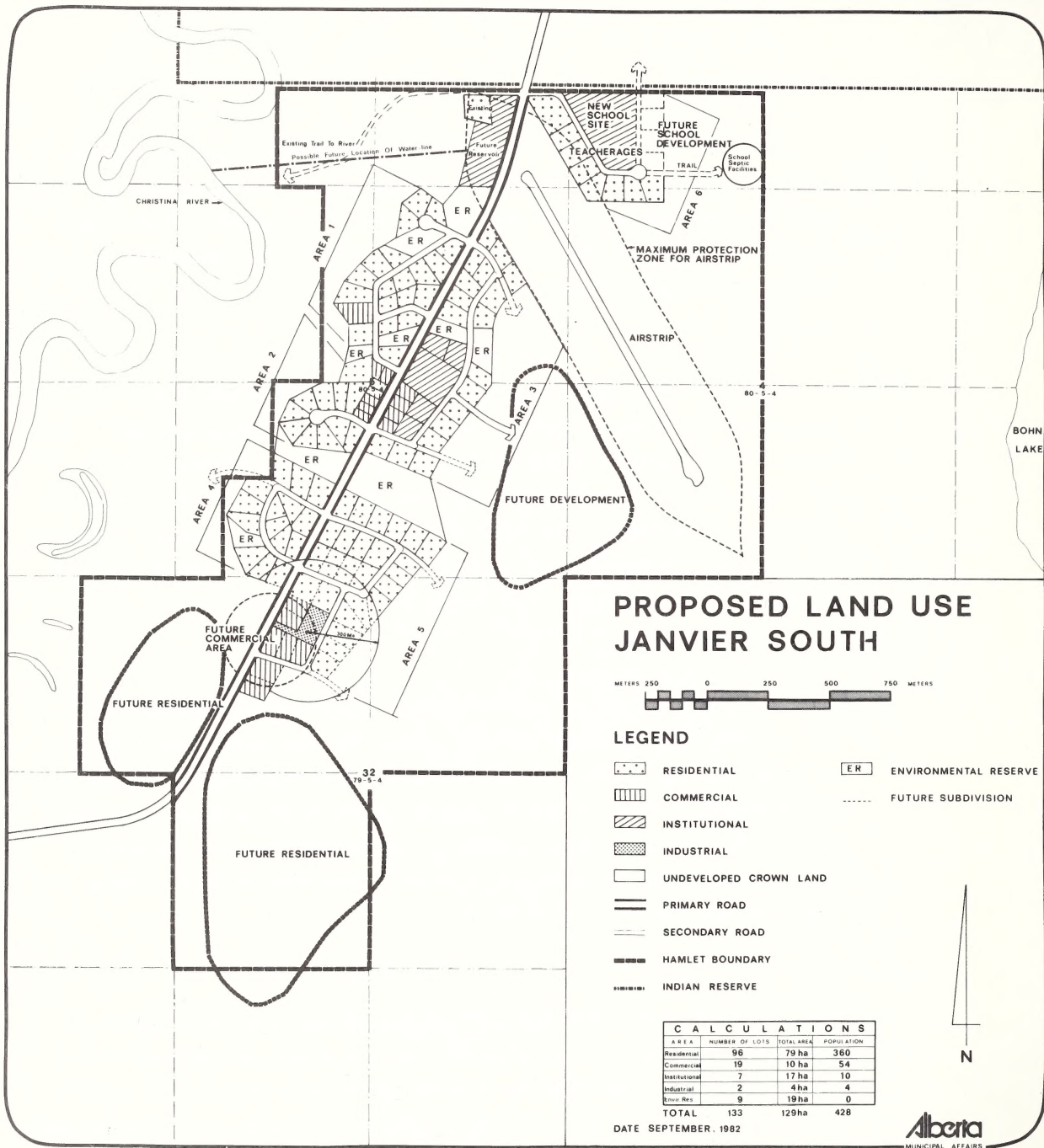


Figure 1



## THE PROPOSAL

The proposal is a "linear community" straddling the existing main road between the reserve boundary in the north and Paramount Resources' compressor in the south (Figure 1). There are six distinct large blocks of land - three on either side of the road. At a construction rate of five or six houses a year, each area is planned to take approximately three years to fill. At this rate, further testing, surveying, road building and other expenses of developing a community can be phased and planned.

Area 1 - West of the road and East of the river bank in the general vicinity of the existing store.

Constraints: - to the north are a drainage course and a zone of maximum protection around the airstrip; to the south, a shallow drainage course.

- all lease agreements must be considered.

Number of sites - approximately 20

Area 2 - West of the road and East of the river bank, south of Area 1.

Constraints: - to the north, a shallow drainage course which may indicate a higher watertable and some lots may be lost. This will be determined in the field, lot by lot.

- to the south a deep drainage course.

Number of sites - approximately 11 plus some smaller commercial lots (approximately 7)

Area 3 - East of the road both north and south of the Opportunity Corps.

Constraints: - shallow drainage courses indicating poorer drainage and perhaps higher watertable.

- to the north the zone of maximum protection for the airstrip.
- to the south a definite drainage course.

Number of sites - approximately 20 plus the Opportunity Corps. site and other institutional lots for a church, nurses station or fire hall, etc.

Area 4 - West of road and East of river bank.

Constraints: - south of deep drainage course.

- north of compressor station and pipelines.
- remote from airstrip and Reserve.

Number of sites - approximately 14.

Area 5 - Directly East of road and Area 4.

Constraints: - similar to Area 4. Based on information provided by Paramount Resources, the life of the compressor station may only be fifteen years. If Area 5 is staged to develop at that time, then the compressor will not be a constraint to growth.

Number of lots - approximately 25 lots.

Area 6 - North of airstrip and south of reserve.

Constraints: - the reserve to the north and the zone of maximum protection around the airstrip.

Number of lots - Area 6 may best be used as a new school site with teacherages and other school facilities used by children from both on and off the reserve. This area is however large enough for approximately 26 lots.

During the last public meeting, the planning committee and residents believed that friendly relationships between the Reserve and themselves would continue and therefore Area 6 may be developed cooperatively sometime in the future.

Finally, there is an area at the north end of the airstrip which is approximately 20 acres in size. Residential uses are not the best in this location because of air traffic, even though one residence exists there now. It is proposed that a water reservoir be located here. Also, a community access road to the river may be located in this area taking advantage of an existing trail.

## BACKGROUND

The settlement of Janvier\* is located within the "Green Zone" \*\* a hundred kilometers southeast of Fort McMurray. The 1981 population of the community was approximately one hundred and forty. The settlement is linear and physically split by the Janvier Indian Reserve No. 194. Residential areas are located in both the north and south areas of the settlement, though the northern area has the majority of the population. Almost all of the community members have relatives on the Reserve.

Good building sites are difficult to find in the area. The Community of Janvier (north) is built on a few sand dunes in the floodplain of the Christina River. From field tests and air photo interpretation, it was concluded by geological consultants that there are no remaining building sites and many of the present sites are "marginal" at best.

These site conditions evoked the initial inquiries and once confirmed in the field, alternate building sites were searched. The search involved examination of air photographs and available contour maps which revealed five large areas north and south of the reserve. These areas required a closer investigation.

\* The community is also known as Chard. This report uses Janvier.

\*\* The "Green Zone" of Alberta covers more than half the province and was established in 1948 as a non-settlement forest area. It is almost entirely Crown Land and excluding Indian Reserve and National Parks is managed by Alberta Forest Service. (See Figure 2)

# REGIONAL SETTING

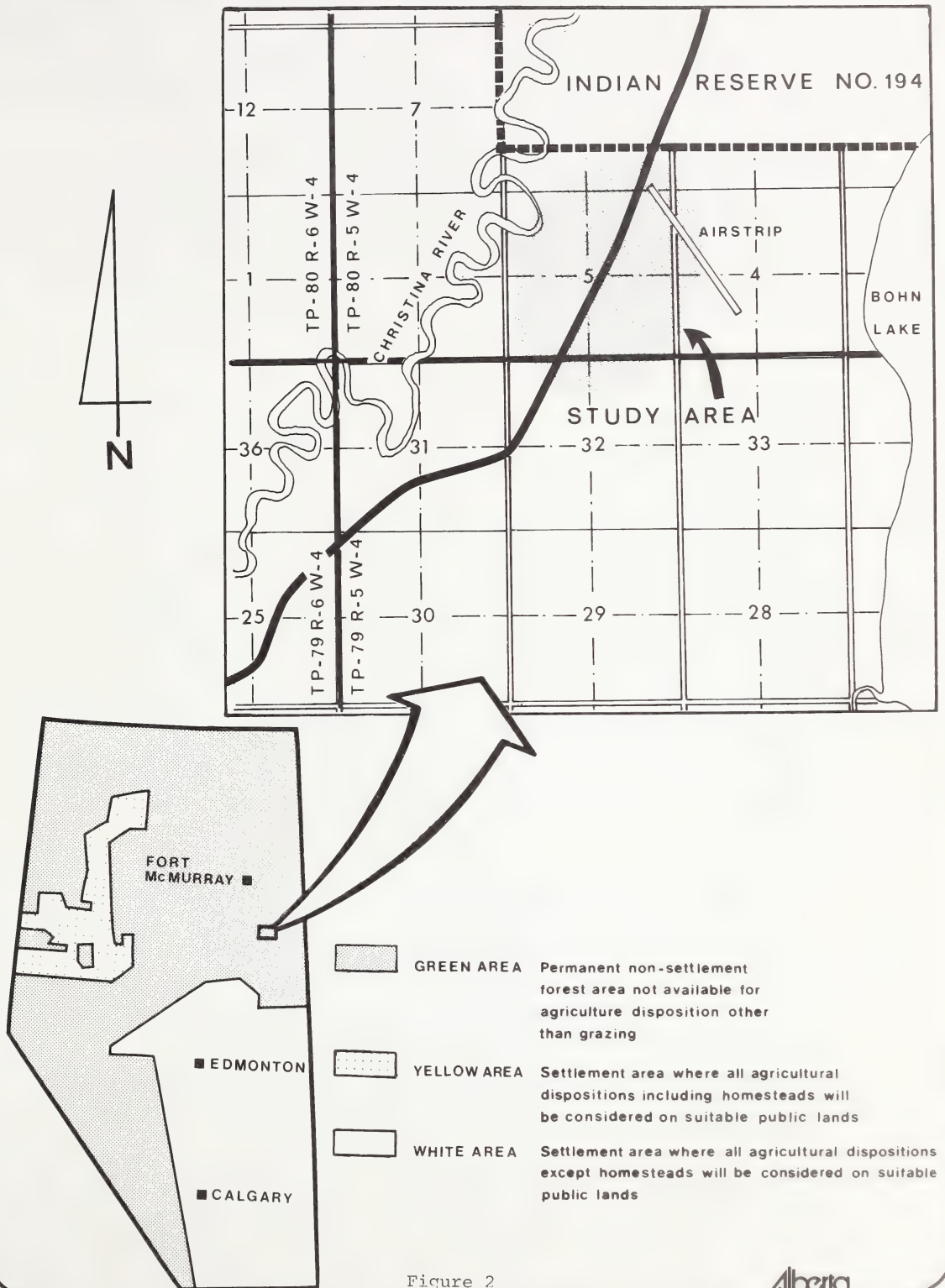


Figure 2



A field trip involving a visit to each of the large areas was made. During this trip one other suitable area was identified. This sixth area straddles the main road south of the reserve in the vicinity of the Opportunity Corps. After the field trip but on a same day, a public meeting was held to discuss planning. The four locations south of the reserve were identified by the public as being preferred, and of them the two closest the road and river were most popular.

The same consultants who worked in Janvier (north) investigated Janvier (south) and identified large parts of the most preferred area as being developable. The area investigated and identified is on either side of the road from the Reserve south to Paramount Resources compressor station. This is an area of deeply incised drainage courses which usually indicates a situation of low water-table. The same area has good access to the river flats, the air-field, the store, the post office, the Opportunity Corps facilities and the railway. The Regional Setting (Figure 2) shows this study area. South of the shown study area, a potential two to three hundred acres of "developable" land has also been identified from air photos for possible future expansion.

"Developable" land used in the above context means land that is capable of being built upon, using the conventional building practices of the area. It does not mean "should be" developed but rather "can be" developed. To determine whether land should be developed, other planning considerations must be investigated - availability of an adequate supply of potable water, for instance, solution of any sewage problems or solid waste problems, and so on.

## PLANNING PROCESS

Between the end of March, 1982, when the scope of the plan was established, and May 20, 1982 the date of the first field trip, a work proposal was settled that determined the planning process.

The method proposed was firstly to imagine an "ideal" large-lot residential area before visiting Janvier or collecting public opinion. Once a large-lot area was imagined, a number of criteria could be mapped and either included or eliminated from consideration.

Secondly, public opinion as to the conditions under which the residents wished to live could be "mapped". And finally, the geological consultants would narrow the areas down to "developable", "marginal" or "undevelopable".

Criteria which were used to try to define an ideal large-lot area were:

- . poor wildlife habitat for both ungulate and waterfowl;
- . land of poor recreational capacity;
- . free of any risk of flooding;
- . relatively high with plenty of dry building sites;
- . easily served by roads and power plus other utilities like natural gas or telephone;
- . away from any hazard associated with the airfield, pipelines, well sites or the compressor station;
- . outside of a commercial forest;
- . in 'public' ownership and not encroaching existing leases, shown on Figure 3.

Almost all of these criteria were mapped from existing land use maps and Alberta Land Inventory maps. Five possible areas of

consideration were identified. Three areas were south of the reserve and two areas were north and east of the reserve.

On May 20, the residents' location preferences were determined from conversations during the public meeting. At the same time, the five possible areas were studied either on the ground or from the air. This simple preliminary work eliminated four of the five possible areas but added one other. Figure 3 shows the existing conditions of the study area. After the public meeting, a planning committee was formed (the local members being elected) and the geological investigation was carried out by the consultant. The consultant considered this investigation sufficiently accurate to pick large blocks where lot development would be feasible, and to allow preliminary developmental planning. The large blocks straddled the road south of the reserve as far as the compressor station and beyond, sandwiched between well incised drainage courses.

An internal road system and lot layout were planned after consideration of both the consultants report and the "ideal" large-lot information. The plan began at the main road on the south boundary of the Indian Reserve and proceeded southward. Once a hundred residential lots, approximately two acres in size, were identified, the plan was taken to the planning committee for further consideration.

The planning committee's changes were incorporated into a draft plan which was presented to the Advisory Council June 29 by the I.D. Manager. The Council approved the plan in principle but wanted the ideas circulated to other government departments for comments before they made their final decision. The Council also asked that a public meeting be held for all interested residents of Janvier (north and south).

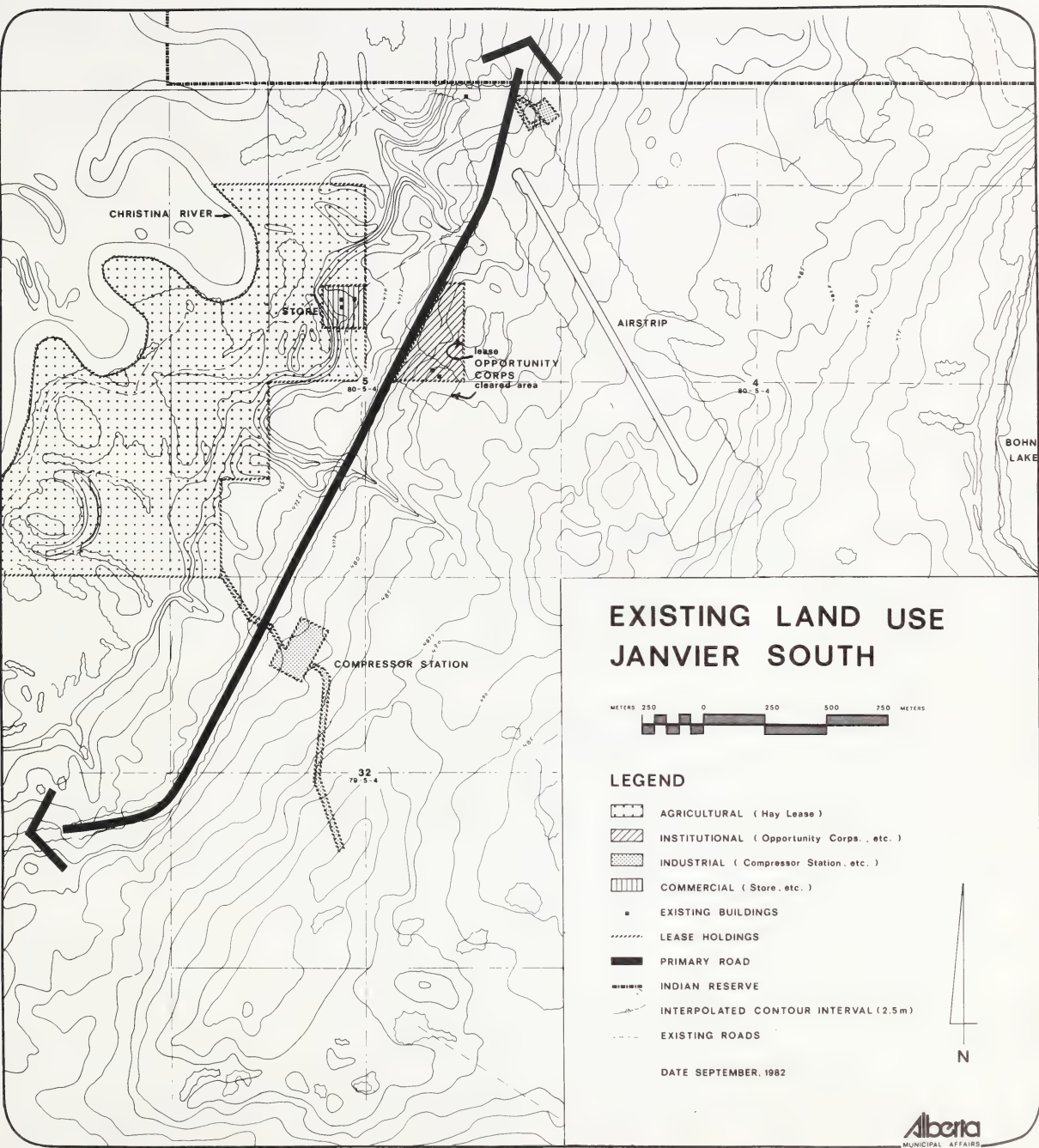


Figure 3

A public meeting was held July 13, 1982 with more than twenty present including citizens and planning committee members. Some of the public expressed their concern for an adequate supply of potable water while others indicated that some proposed lots would be too wet to build on. From this public meeting, two recommendations result:

Firstly, an adequate supply of potable water be available and tested. This information determines the size of the final development. Testing should be part of the subdivision process. If an inadequate supply is proven then another water distribution system will have to be designed - wells, water points, reservoir, etc.

Secondly, lots which are found to be too wet should not be created for residential purposes. Part of this second recommendation is that this be determined within three weeks following spring snowmelt. If at that time the watertable is too high, the lot cannot be made available for development.

Many government agencies also responded with comments to aid the Advisory Council in making their final decision and many of those comments have been included in the plan. By choosing and including the referral agents' comments, some residential lots were lost to "public" uses, eg., a school site and future reservoir, but a "better" plan has emerged, i.e., Figure 1, Page 2.



## Existing Community Services &amp; Facilities Janvier

Off Reserve population 136(Land Tenure Secretariat Census)  
 Indian Reserve No. 194 population 200 (approx.)

The community is located along the Northern Alberta Railway, approximately 97 km southeast of Fort McMurray. (No all weather access to Janvier)

WATER	Supplies: wells, river and creek; Opportunity Corps: water truck delivery * Reservoir: piped to school;
SEWER	* Lagoon hooked up to school complex
WASTE DISPOSAL	Collection: Opportunity Corps does clean up in Spring, otherwise none. * Land fill site
UTILITIES	Electricity: residential and commercial/Alberta Power Home heating: wood, oil, diesel and propane
COMMUNICATIONS	Telephone: public and private (no party lines) * Television: satellite dish Radio: Fort McMurray and Edmonton stations Local newspaper: none, nearest Fort McMurray
TRANSPORTATION	Air: gravel airstrip (all weather) Main access: Northern Alberta Railway to Chard twice a week. Winter access: winter roads to Lac La Biche and Fort McMurray Internal roads: gravel and trails Bus: none
HEALTH SERVICES	Hospital: none, nearest Fort McMurray Optometrist: once a year Dentist: once a month Ground Ambulance: none * Cemetery: one Health Unit: none, nearest Fort McMurray; one health aide lives in Janvier; Public Health Inspector from Fort McMurray; Nurse every week from Fort McMurray.
EDUCATION	* School: grades 1-8; 9-12 attend Fort McMurray or St.Paul.
RECREATION	* Community Hall has pool table, foosball, television * Ball diamond on school ground * Gymnasium at school * Skating rink
POLICE PROTECTION	None resident, served by Fort McMurray R.C.M.P.
FIRE PROTECTION	No fire truck or fire hall
LOCAL GOVERNMENT	One representative on I.D. 18(N) Advisory Council
OTHER GOVERNMENT OFFICES	None

NOTE: \* Indicates on Reserve











N.L.C. - B.N.C.



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